

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A (Residential) zone.

This would permit a 12' by 20' addition of which approximately 200 square feet is proposed to encroach into the required rear yard setback and to be located to within 16 feet of the rear property line.

The front and rear yard cumulative setback total is 45 feet in the R-3A zone district.

BACKGROUND

The applicants are requesting an addition which will encroach into the required rear yard setback.

CALCULATIONS

Permitted square feet encroachment = 456 sq. ft. (30.44' [91.33' lot width ÷3] x 15' [3/5 of 25'])

Requested square feet encroachment = 182 sq. ft.

Required rear yard setback = 25'

Requested rear yard setback = 16'

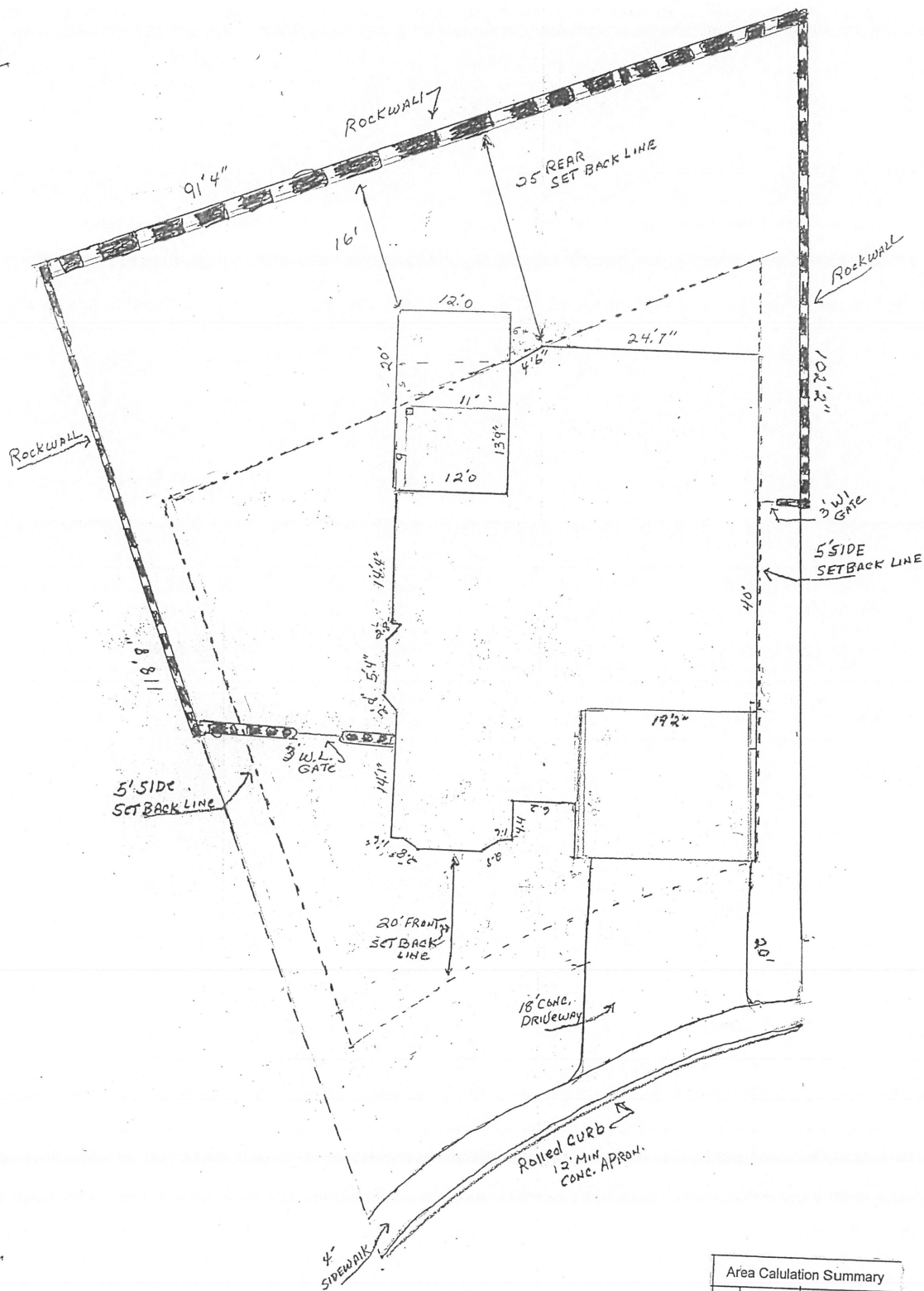
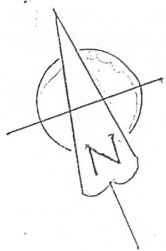
STAFF RECOMMENDATION

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and,
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.



Scale Chart / feet to inches

12 Ft. = one inch or 1"
 6 Ft. = 1/2 " or .5
 3 Ft. = 1/4 " or .25
 1.5 Ft. = 1/8 " or .125
 .75 Ft. = 1/16 " or .0625

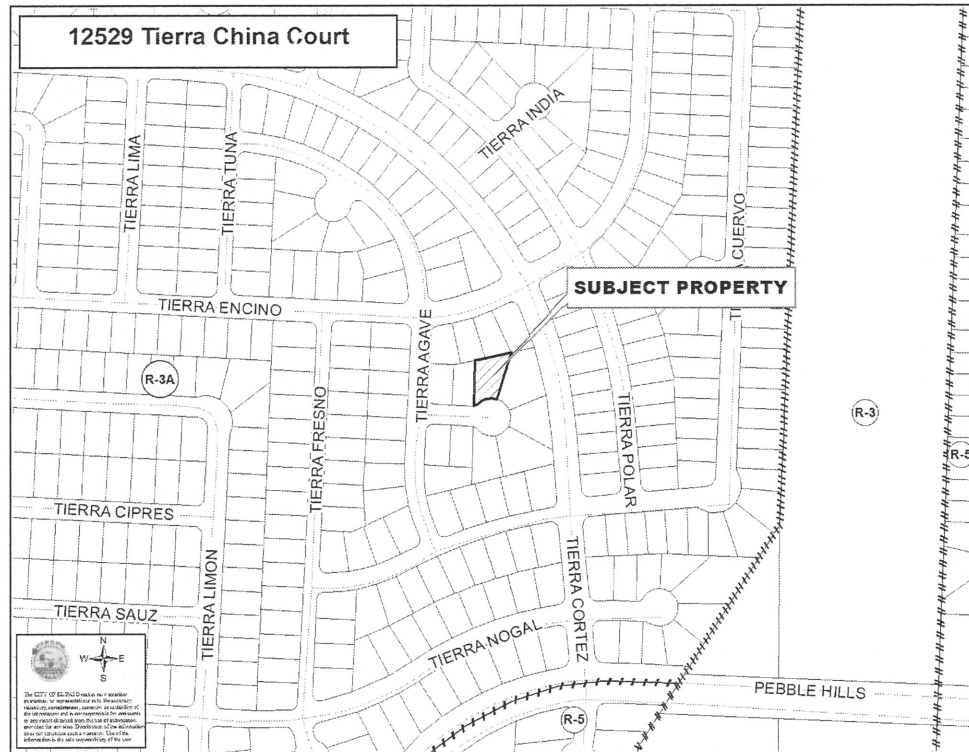
Area Calculation Summary			
Code	Description	Net size	Net Total
GLA 1	First Floor	1,701.7	1,701.7
Garage	Garage	374.4	374.4

Tierra Del Este Unit Sixteen

12529 Tierra China Ct.

Lot 13 Block 73

ZONING MAP



NOTIFICATION MAP

